



US Army Corps
of Engineers

Modular Force Construction Program Ft Bliss Tx



Army Standing Committee on Information Technology Conference

Program Execution Overview

28 February 2006



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Agenda

- Army Initiatives
- MILCON Transformation
- Model Request for Proposals
- Program Information and Scope
- Concept of Operation
 - Land Development
 - Product Line
- Milestones

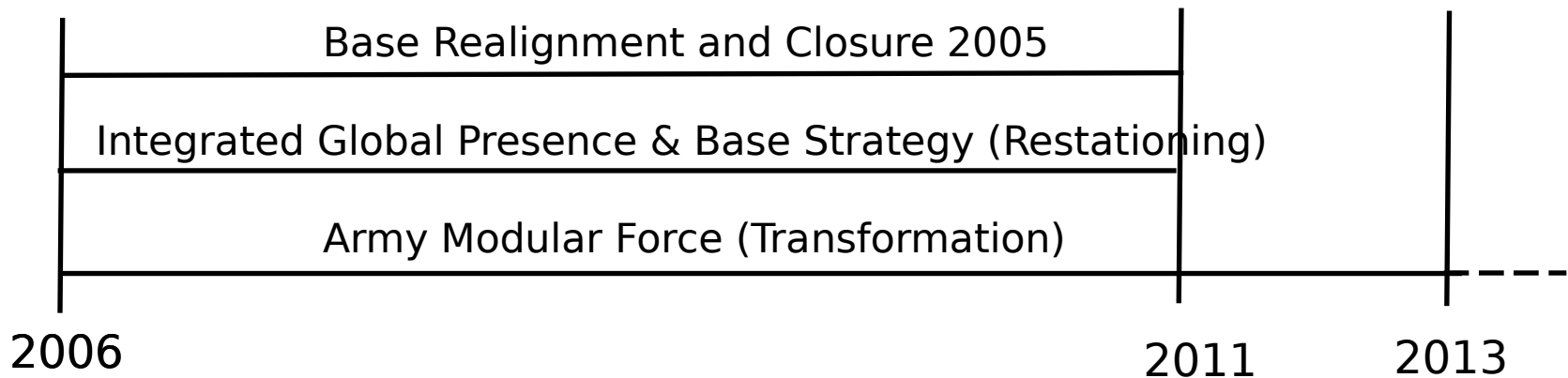


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Army Initiatives

- Annual **Army military construction** averages approximately \$2 billion/ year
- Three major initiatives, IGPBS, AMF and BRAC 05 will require **addition permanent facilities**
- It is estimated that an **additional several billion/year** is need to support these initiatives



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MILCON Transformation

Direction from Army:

Develop a strategy and implementation plan to support the major permanent restationing initiatives that the Army will execute. Overall objective is to provide the ability to establish, reuse/re-purpose facilities with minimum lead-time, **leverage private industry standards and practices**, and to reduce acquisition/lifecycle costs ... Nov 2004

Best practices will allow us to leverage our critical resources; however, we **need to be aggressive** in implementing these initiatives. Piecemeal or selective implementation cannot be our approach. I ask that you apply such practices wherever possible **starting with the Fiscal Year 2006 military construction program**. Exceptions should be few.

Joseph W. Whitaker
Deputy Assistant Secretary of the Army
(Installations and Housing)
OASA (I&E)

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MILCON Transformation Is...



- Greater emphasis on ***master planning***
- Execute ***MILCON as a program***, not individual projects
- ***Standardize*** facilities and processes
- Expanded use of ***manufactured building solutions***
- Partnering within the Army and with ***industry***
 - Dialogue at Industry Forums
 - Solicit industry “best practices”
 - Review of Model RFP

“Quality facilities delivered in less time at lower cost”

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MILCON Transformation



Comparison Facilities:

- Barracks – Apartments
- Dining Facilities– College Cafeterias
- Battalion/Brigade Headquarters Office Buildings
- Company Operations Facilities Light Industrial Bldgs
- Vehicle Maintenance Shops Heavy Equipment Repair Fac



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Transformation Road Map

- **Change in criteria and processes**
 - From prescriptive requirements to ***performance based criteria***
 - Greater ***consistency across the Corps*** in acquisition strategy/implementation
 - Plan, acquire and execute ***more like private sector***
- **Standardization**
 - Standard functional and technical criteria; HQDA decision to grant waiver
 - Adaptable, reusable, reconfigurable designs for BCT
- **Strategy for near-term surge requirements**
 - ***Standardized*** BCT templates
 - ***Design-build*** (D-B) acquisition process for BCT program execution
- **Apply “Lessons Learned” to full implementation in FY07**
- **Transition from D-B to Adapt-Build (A-B) by the end of FY07**
- **Model Request for Proposal**



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MILCON Transformation

Model RFP (Design/Build)



PROPOSAL REQUIREMENTS, CONTRACT FORMS AND CONDITIONS

Sections

	Standard Form 1442 - Solicitation, Offer, and Award
	Contract Line Item Schedule
	Standard Form 24 - Bid Bond
	Standard Form 28 - Affidavit of Individual Surety
	Standard Form LLL - Disclosure of Lobbying Activities
00100	Instructions to Offerors
00110	Phase 1 of 2 Phase Design-Build Selection Procedures
00120	Phase 2 Design-Build Selection Procedures and
	Basis of Award
00600	Representations and Certifications
00700	Contract Clauses – Table of Contents
00800	Special Contract Requirements



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MILCON Transformation

Model RFP (Design/Build)



- **DIVISION 01 - General Requirements**
- Sections
- 01010 Statement of Work
- 01012 Design After Award
- 01312 Quality Control System (QCS)
- 01320 Project Schedule
- 01330 Submittal Procedures
- 01355 Environmental Protection
- 01451 Contractor Quality Control
- 01500 Temporary Construction Facilities
- 01780 Closeout Submittals



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Model RFP (Design/Build)



- **Appendices (Examples - List will be Project Specific)**
- Appendix A Full Text of Contract clauses
- Appendix B Geotechnical Information
- Appendix C Existing Site Plan and Topographic survey
- Appendix D Utility Connections
- Appendix E Results of Fire Flow Tests
- Appendix F Photos of surrounding buildings (NOTE: to establish bldg characteristics & existing site conditions)
- Appendix G Preliminary Hazardous Materials Surveys
- Appendix H Existing Bldg Plans for Demolition



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Communication References



in Section 01010 Statement of Work

- **Chapter 2 - General and Chapter 3 - Building Specific**

- COMMUNICATIONS SYSTEMS. The facility shall be connected to the Installation wide area network system (WAN) and telephone system.

- **Chapter 4 - Applicable Criteria**

- Technical Guide for Installation Information Infrastructure Architecture (I3A)

- <http://www.hnd.usace.army.mil/paxspt/isce/pubs.aspx>

- UFC 3-580-01 (Draft) Telecommunications Bldg Cabling Systems Planning/Design

- **Chapter 5 - General Technical Requirements**

- TELECOMMUNICATION SERVICE. Communications and data lines from the base communications system to the main distribution equipment located in the communications room of the facility shall be underground using robust manhole and PVC duct construction per I3A guidance.

- TELECOMMUNICATION SYSTEM. All telecommunication equipment and horizontal cabling shall be rated a minimum of Category 6, or as outlined in the and provided in accordance with current I3A guidance.

- **Chapter 6 - Project Specific Requirements**



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Brigade Combat Team

Force Structure:



BCT Configurations:

Heavy

Light

Stryker

Future Combat
Systems

Other Unit Types:

Combat Aviation
Brigade

Fires Brigade

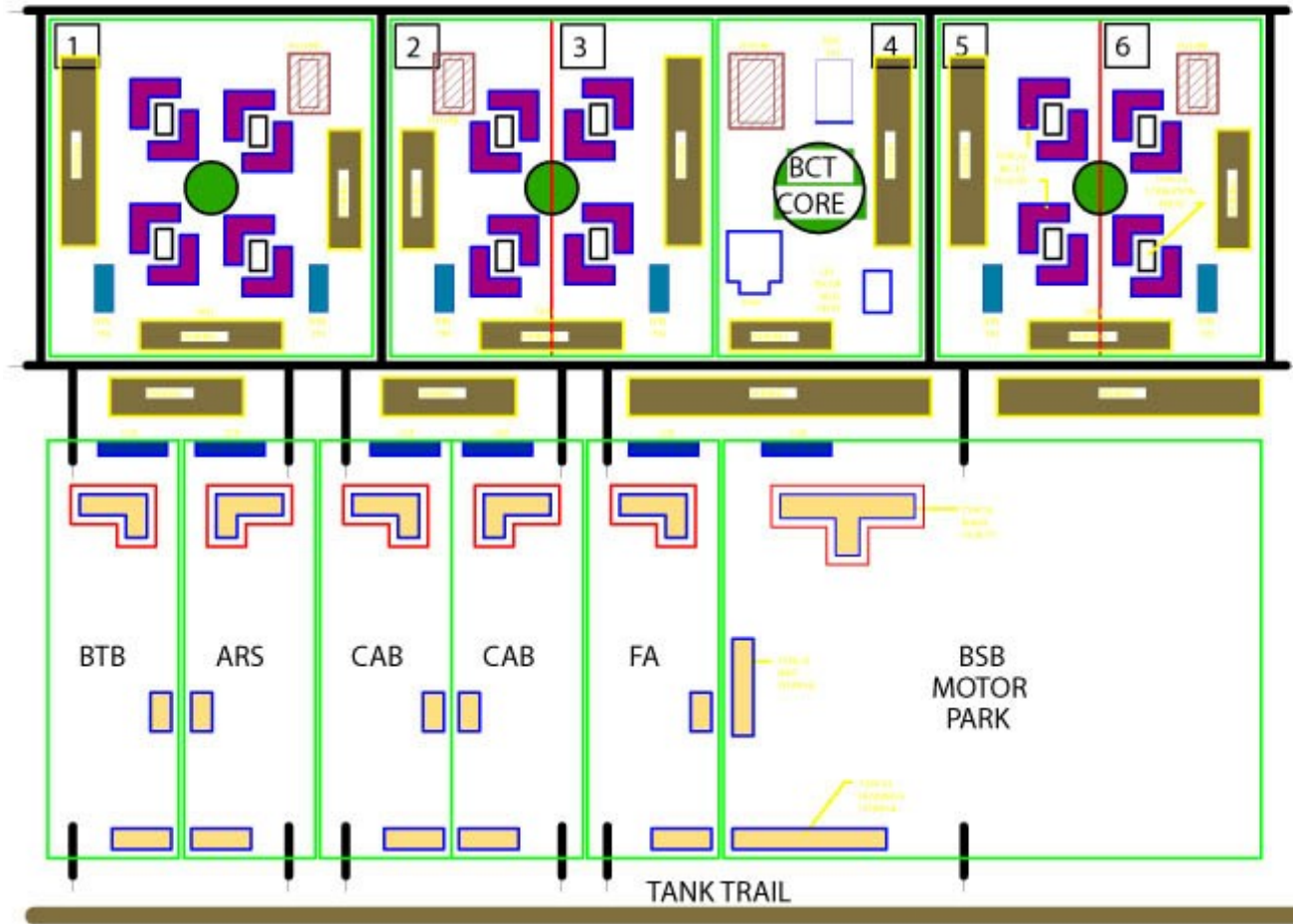
Sustainment Brigade

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Brigade Combat Team Footprint



300 Acre Site

LEGEND

BATTALION HQ

BILLET FACILITY

COMPANY OPS

MAINT BLDGS

PARKING

FORMATION AREA



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Ft Bliss Modular Force



Mission Critical Facilities Scope

Brigade Combat Team				
Product Line	No. of Bldgs	Est. Cost	Area	
Headquarters Bldgs	7	\$ 14,087,259	104,348	SF
Company Operations	6	\$ 43,206,915	341,600	SF
Maintenance Shops	6	\$ 21,756,977	168,443	SF
Unit Storage Facs	12	\$ 2,992,067	43,800	SF
Barracks	25	\$ 81,532,530	594,427	SF
Dining Facilities	1	\$ 6,530,331	30,233	SF
Equipment Parking		\$ 9,961,000	226,584	SY
Infrastructure		\$ 30,860,000	300	Acres
Total for one Heavy BCT	57	\$ 210,927,078	1,282,851	SF
Total for 4 Heavy BCT's	228	\$ 843,708,313	5,131,404	SF
Division Headquarters	13	\$ 93,115,000	437,646	SF
Infrastructure for 4 BCTs + Div HQ		\$ 303,000,000	1,500	Acres
Combat Aviation Brigade	43	\$ 244,799,488	1,565,000	SF
Infrasructure for CAB		\$ 52,489,000	500	Acres
Modular Force Complex Total	284	\$ 1,537,111,801	7,134,050	SF
			2,000	Acres

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Additional Facilities

In addition to the Modular Force Mission Critical Facilities it is anticipated that projects to provide additional ***mission facilities, training ranges and community facilities*** will be forthcoming making a ***multi-billion dollar*** program over a five year period.

Types of Additional Facilities include:

Administration

Education

Fuel Facilities

Access Control Points (Gates)

Digital Multipurpose Ranges

Shoot Houses

Urban Assault Courses

Medical Facilities

Fire Station/MP Station

Physical Fitness Center

Residential Communities

Chapel Centers

Community Activities
Center

Child Development Centers

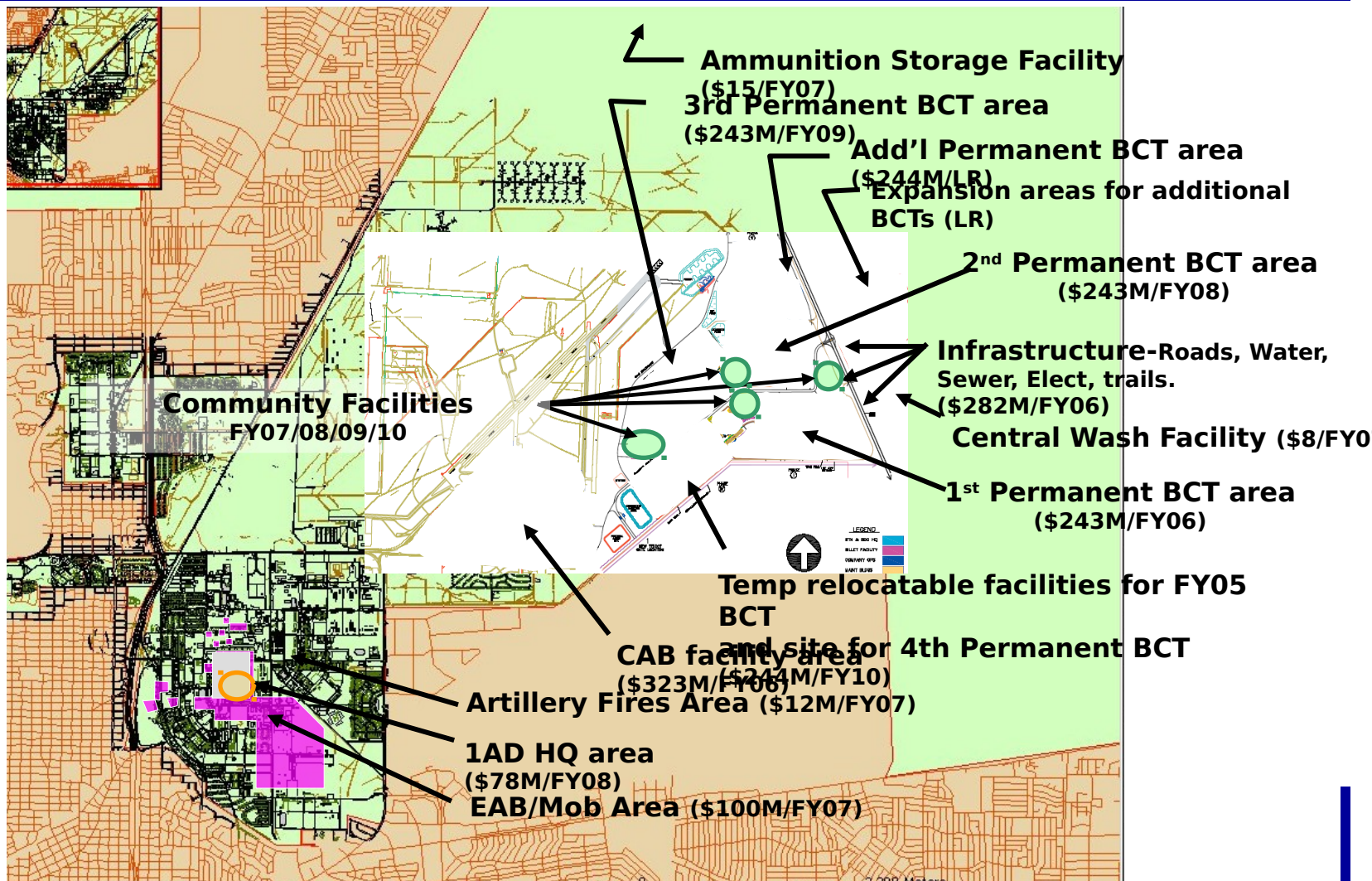
Youth Activities Facilities

AAFES Retail Facilities



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Ft Bliss Army Modular Force Master Plan



Cost estimates are in FY07 \$

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4-1 Relocatable Site Fort Bliss, TX



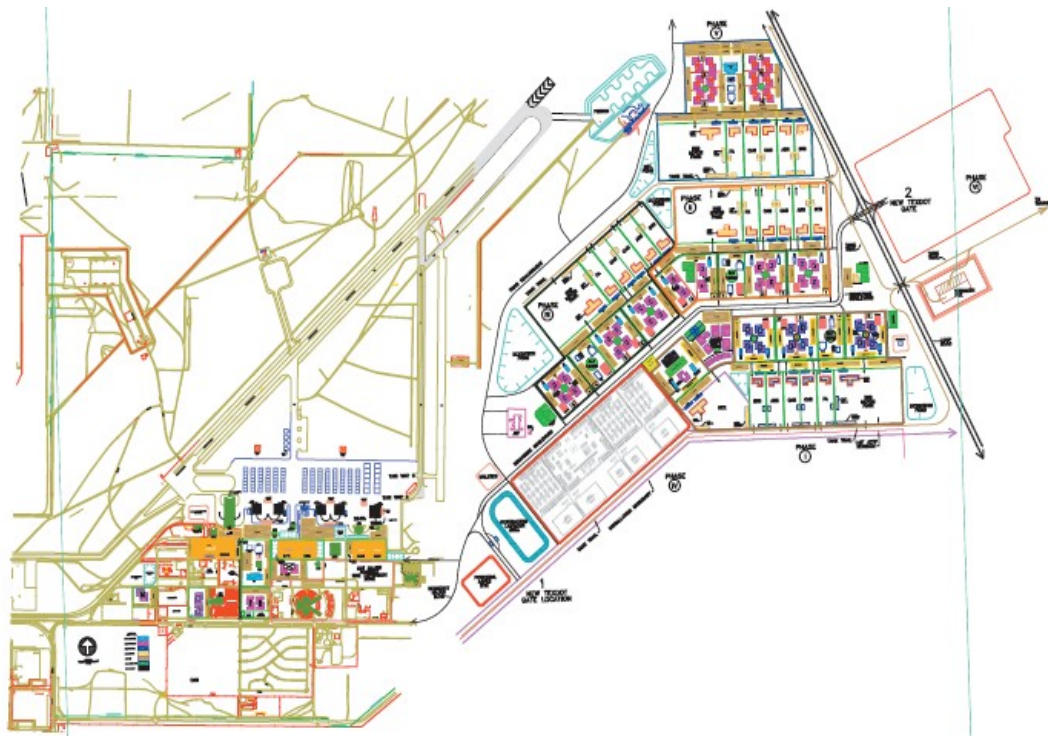
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Land Development Approach



- Acquire services of an experienced **land development engineering firm**
- This firm is a **significant part of the program delivery team**
- The firm will be **responsible for all aspects** of site development, site design and the integration of all utilities and facilities
- This firm will also provide **manpower to assist** with the project management and construction oversight duties
- Site and infrastructure **construction work** will be accomplished by **Infrastructure Multiple Award Task Order Contracts (MATOCs)**

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Land Development Engineer Scope of Services



- **Site Development**
 - Environmental Consideration
 - Land Usage
 - Cost Controls
 - Transportation - Site and Regional Corridors
 - Utility - Corridors and Easements
 - Drainage
- **Site Design**
 - Access Control Facilities
 - Roads, Airfield Aprons, Pavements
 - Drainage
 - Lighting
 - Landscaping
- **Site Integration**
 - Traffic Management
 - Phasing
 - Utilities (gas, elect, water, wastewater, communication)
 - Buildings
 - Storm Drainage
- **Management and Oversight Support**
 - Market Conditions
 - Program and Project Management
 - Project Controls
 - Construction Management
 - Quality Assurance

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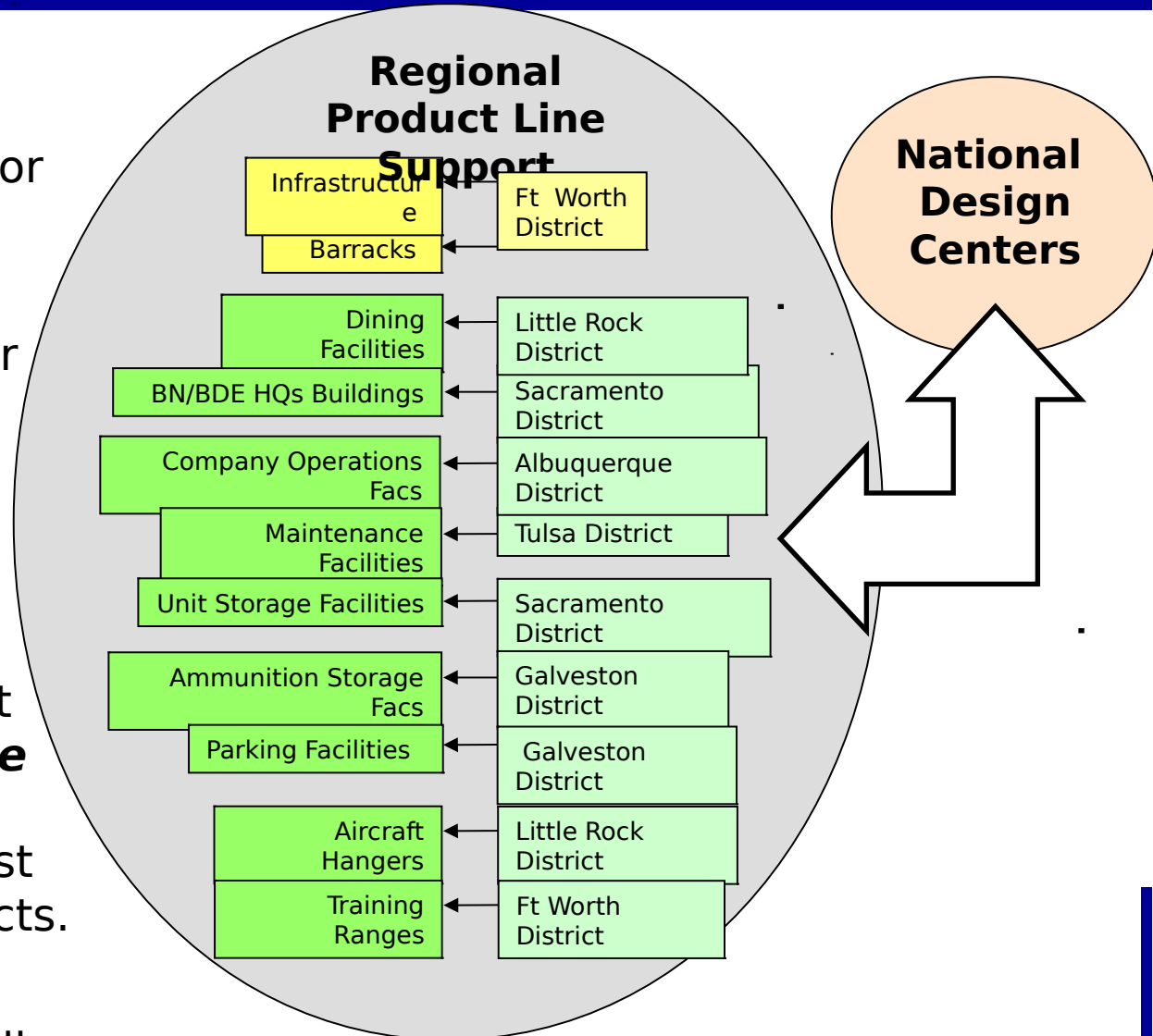
Product Line Approach



- Facilities are provided through **Design-Build IDIQ Contracts** set up for each type of facility (Product-Lines).
- Standards & Criteria for each product-line is provided by **USACE Centers of Standardization (CoS)**
- Support Districts are assigned to each product line and provide **“Cradle to Grave”** support for task orders issued against their product-line contracts.

• On-site Resident

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Product-Line Design/Build IDIQ Contracts

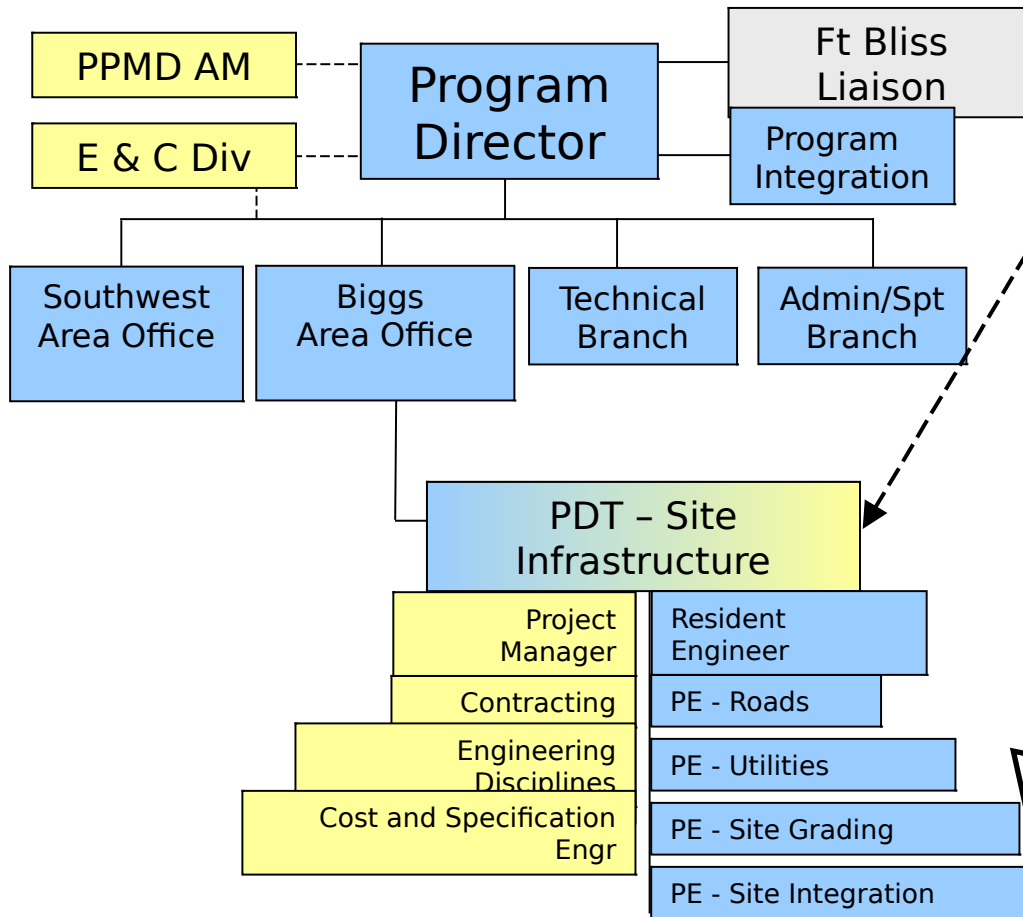


- Capitalizes on **industry strengths** and best practices
- Encourages **non-traditional builders** to compete
- Provides separable contract packages for **small business opportunities** and set-aside programs
- Provides repeat business **incentive for good performance**
- Repetitive nature work **reduces learning curve**, providing for lower cost, faster delivery and improved quality
- Facilitates incorporation of **lessons learned** into future task orders
- Maximizes **sustainability opportunities**
- Allows supporting District to concentrate on one or two product lines and become the **expert within the region**

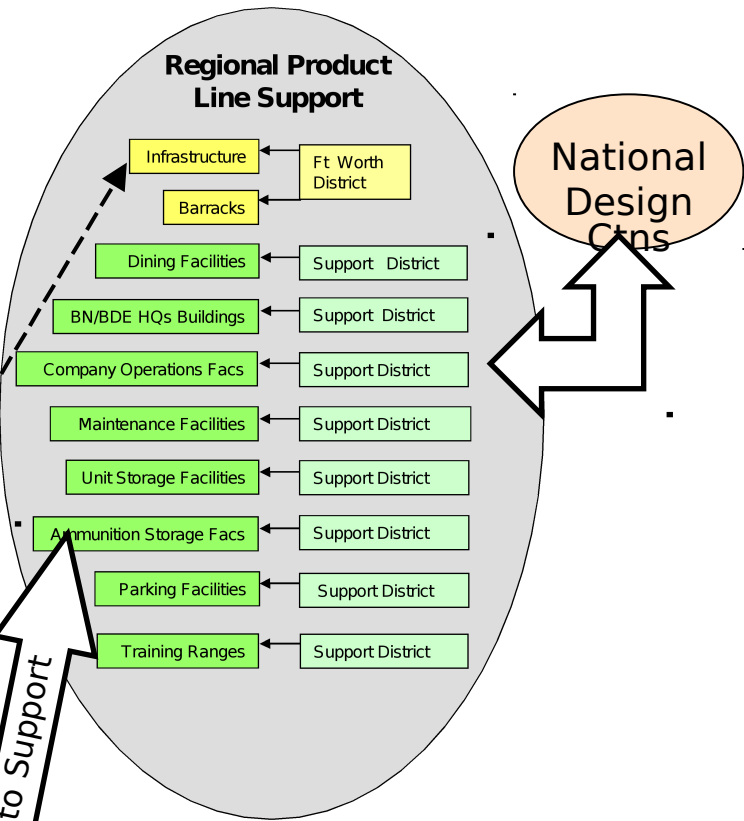
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Land Development/Product Line Concept of Operation

Ft. Bliss Program Office



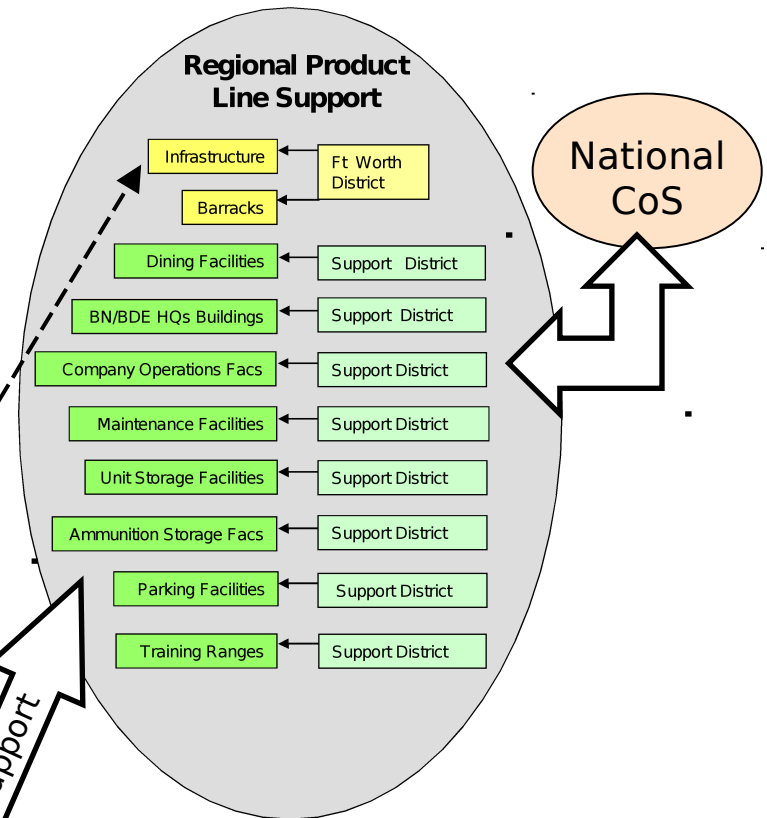
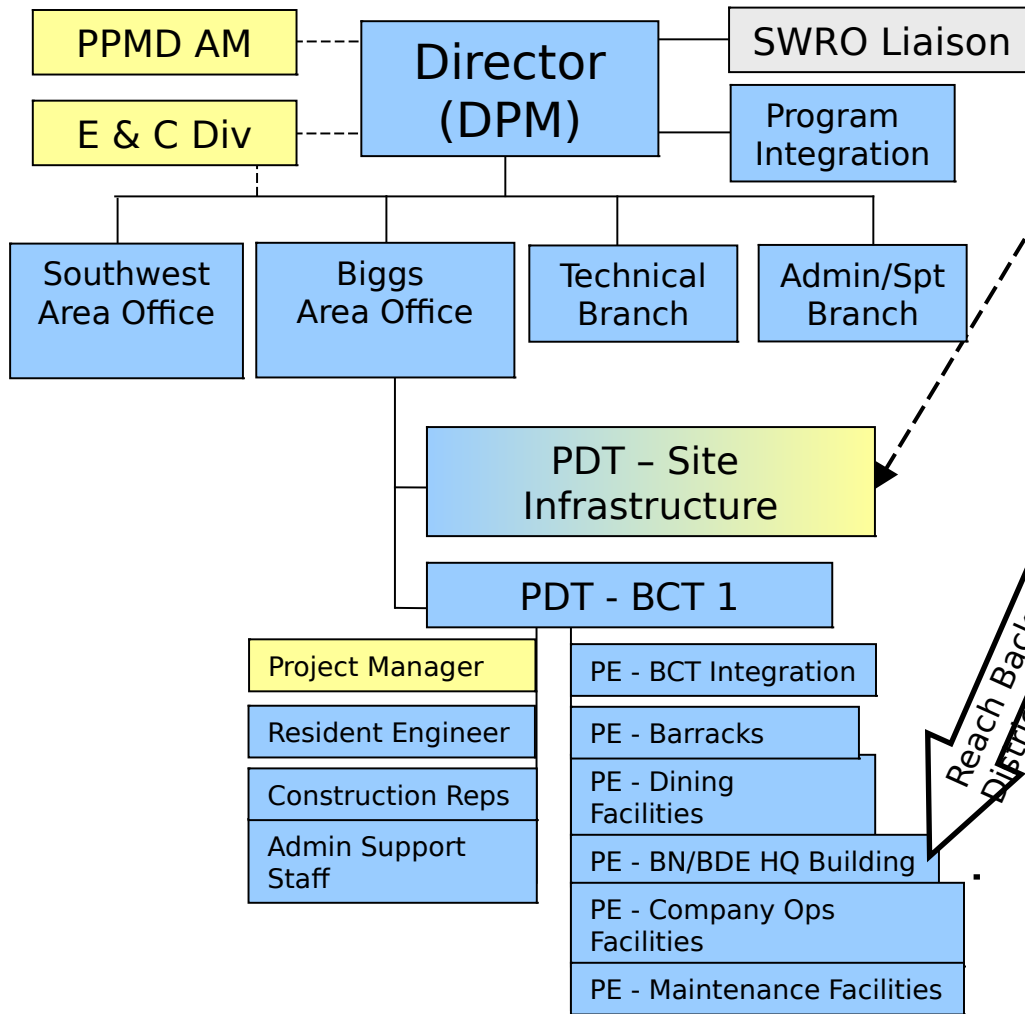
Reach Back to Support Districts



- PDT for the Infrastructure Project will have a significant role Site Design and Integration through the Land Developer Engineer contract
- Onsite Office will grow with the program, but structure above will exist from outset

Land Development/Product Line Concept of Operation

Ft. Bliss Program Office



- PM for BCT 1 will oversee Product Line Managers
- RE for BCT 1 will oversee "Product Line" PEs
- Product Line PEs will "Reach Back" to the Product Line Support District for "Cradle to Grave" support
- Land Development engineer continues to play critical role as the site integrator and works closely with RE/PE to identify coordination points
- Onsite Office continues to grow as needed to





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Milestone Events

- Aug 05- Supporting Districts Workshop
- Sep - Hired Interim Land Development Engineer (LDE)
- Oct - Utility Provider Workshop
- Oct - Architectural Theme Workshop
- Nov - BRAC Legislation
- Dec - RFP Development Workshop
- Dec - Acquisition Plan Approval
- Jan 06 - Hired Program Director
- Jan - Received Proposals for Permanent LDE
- Jan - Completed Topo/Geotech/Environmental Investigations
- Feb - Issued Product-line Solicitations



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Current Activities

- Advanced Planning
 - **Area Development Plan**
 - **Architectural Theme**
 - Utility Provider Model RFPs
 - Utility Study
 - **Traffic Study**
 - 4-D Construction Site Model
- Environmental
 - BCT1 Record of Environmental Consideration
 - Supplemental EIS Scoping
 - Firing Range Lead Issue
- Programming / Master Planning
 - Installation Design Guide
 - Installation Master Plan
 - AAA Audit of 1391s
 - DD1391s for the OMA Projects
 - DD1391 Planning Charrettes
- Product Line
 - PL Specific Phase 1 RFPs
 - RFP Workshop Technical Issues
 - BCT 1 CWE based on Product-line
 - **Bidder Inquiry System**
 - Phase 2 RFP Sample Task Order
- Program Management
 - **1st Armor Division Participation**
 - FY07 Project Delivery Teams
 - Program Office Staffing and Facilities Funding and Authority
 - **Selection of Permanent LDE Contract**
 - Program Management Plan
 - Construction Durations for the Unit Stationing Synchronization Schedule
 - **Risk Management Analysis**

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It's a Great Day to Be a Soldier!!



***...a better one if our soldiers
live, work, train and play
in great facilities...***



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